



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
Diane Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2400071
Applicant Name: Kent Smutney of TSA Architects
Address of Proposal: 222 23rd Avenue East

SUMMARY OF PROPOSED ACTION

Master Use Permit for future construction of a 3-story, 5-unit apartment building with 3 tandem parking spaces within the structure and 2 surface parking spaces. Project includes the demolition of the existing duplex and garage.

The following approvals are required:

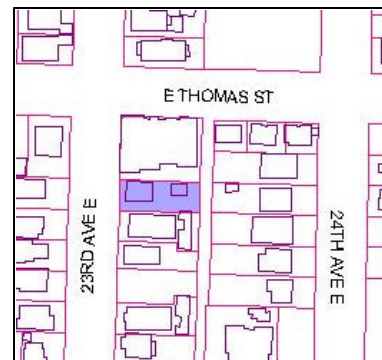
- **Design Review and Development Standard Departures**, pursuant to Chapter 23.41 Seattle Municipal Code.

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction

BACKGROUND

Site and Vicinity

The site, located between E. John Street and E. Thomas Street on 23rd Avenue E., is zoned Multi-family Residential Lowrise 3 (L-3) with a 30-foot height limit. Currently the proposed site is developed with a single-family structure and detached garage. The applicant proposes a three-story apartment building containing five (5) units with parking for 8 vehicles to be accessed from the alley. The existing structures are to be demolished.



The site has street frontage on 23rd Avenue E. Property located to the west of 23rd Avenue E. is designated as Lowrise 3 (L-3). Neighboring sites are mixed between multifamily and single-family uses.

Area development is defined by several buildings in the vicinity. Located north of the site is a 4-story brick apartment building which was originally constructed in 1920.

Immediately south of the subject site is a 3-story apartment building. The façade of the building consists of a horizontal wood siding with what appears to be stucco panels at the base.

The blocks immediate vicinity is predominately residential, with an even distribution of multi-family and single-family structures.

Public Comments

Public notice of the Master Use Permit application was published on January 13, 2005 and mailed to neighboring properties within 300 feet of the project site. The public comment period ended on January 26, 2005. One comment letter was received leading up to this decision. Below is a summary of the comments received:

- *Respect for Adjacent Sites*—In order to avoid increased noise from the subject site, the applicant does not want any balconies to face the north.
- *Landscaping* —The neighbor would like to see some of the larger trees onsite preserved.
- *Parking* —The neighbor is concerned that the increased density onsite will contribute to a parking spillover onto the neighboring streets.

ANALYSIS – DESIGN REVIEW

Early Design Guidance

After visiting the site, considering the analysis of the site and context provided by the proponents, and reviewing public comment, the Land Use Planner provided the siting and design guidance described below and identified by letter and number those siting and design guidelines found in the City of Seattle's "*Design Review: Guidelines for Multifamily and Commercial Buildings*" of highest priority to this project.

- A-1 Responding to Site Characteristics
- A-2 Streetscape Compatibility
- A-5 Respect for Adjacent Sites
- A-8 Parking and Vehicle Access
- B-1 Height, Bulk and Scale Compatibility
- C-1 Architectural Context
- C-2 Architectural Concept and Consistency
- C-3 Human Scale

- C-4 Exterior Finish Materials
- D-1 Pedestrian Open Spaces and Entrances
- D-2 Blank Walls
- D-6 Screening of Dumpsters, Utilities and Services Areas
- D-7 Personal Safety and Security
- E-2 Landscaping to Enhance the Building and/or Site
- E-3 Landscape Design to Address Special Site Conditions

A Site Planning

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities.

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

A-5 Respect for Adjacent sites

Buildings should respect adjacent properties by being located on their site to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

- The proposed building should provide a similar setback from the street as the adjacent structures on either side to provide continuity along 23rd Avenue E. and to respond to the sloping topography. Entries should also be clearly identifiable and visible from the street.
- In order to provide a more usable open space, provide the required open space on the eastern portion of the site. Topography on the west side of the site coupled with heavy traffic on 23rd Avenue E. would make the open space on the west side unusable.

B Height, Bulk and Scale

B-1 Height, Bulk and Scale

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones.

- In order to increase light and air for residents to the east, reduce the mass of the roof along the eastern portion of the proposed building by using lower profile roof forms such as hipped roofs.

C Architectural Elements and Materials

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complements the architectural character and siting pattern of neighboring buildings.

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

- The designer should include concept(s) for the building/façade which incorporates the surrounding architectural vernacular and/or materials of human scale. Architectural concept, materials, scale and details should be integrated for a building whose concept is appropriate for the site, its surroundings and uses.
- Provide a more symmetrical composition along the street-facing façade to better integrate the proposal with the existing streetscape.

D Pedestrian Environment

D-7 Pedestrian Safety

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

- The designer should provide a visible residential entry with adequate lighting while minimizing glare onto adjacent sites.

E Landscaping

E-2 Landscaping to Enhance the Building and/or Site

Landscaping including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

E-3 Landscape Design to Address Special Site Conditions

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

- Landscaping should enhance the prior guidelines by creating a transition from neighboring lots and the streets, softening edge conditions and by helping create a green streetscape. Extending a hedge along the street property line is one way to soften edge conditions and reinforce the streetscape.
- Given the prominence of the existing Maples near the north property line, the proposed structure should make every attempt to preserve them. If the tree cannot be preserved, a replacement tree of similar character should be planted onsite.

ADMINISTRATIVE RECOMMENDATIONS SUMMARY: FEBRUARY 15, 2005 MEETING

ARCHITECT'S RESPONSE

The architect provided an overview of proposed materials which include hardi plank siding and board-and-batten siding. Along with the material overview, the architect also utilized a project site plan and colored elevation drawings in the packet to outline the façade composition and the relationship between the sidewalk and the entry on 23rd Avenue. The entry is shown almost right at street grade with ample landscaping in the front and side setbacks. In order to provide more opportunities for sunlight on the east side of the alley, the upper level deck was cut back and the roof line has been changed to a hipped roof design.

ADMINISTRATIVE COMMENTS

Overall it appears that the applicant successfully responded to the design guidance. The one comment of note relates to the façade on 23rd Avenue. Due to functional issues, the elevator shaft cannot have windows at eye-level. Thus, the façade seems unbalanced given the covered porch and windows on the other end. The façade could be enhanced through additional architectural features on the elevator shaft. An arbor above both the pedestrian bridge and in front of the elevator shaft would provide more balance to the façade.

DEPARTURES FROM DEVELOPMENT STANDARDS

Four departures have been requested by the applicant and are summarized below.

SUMMARY OF DEPARTURE REQUESTS

Request	Standard	Proposal	Rationale	Recommendation
23.45.014.C	Side setback: Average = 6' Minimum = 5'	Average = 5' Minimum = 5'	The bulk and scale where the 5' setback is located is reduced, as the building is less than 30' in height in that area.	Recommended approval.
23.45.016.A.3.b	Open space: 30% of lot area when provided above ground. Only 1/3 may be above ground.	30% = 1,258 SF 1,028 SF as decks 425SF at grade =1,453 SF total	Due to the sloping topography, the open space will be better utilized in the form of decks.	Recommended approval.
23.54.030.B.1.b	Distribution of parking shall include at least 60% medium spaces.	54% are medium spaces.	The overall bulk of the building has been reduced. The applicant will be meeting the intent of the code.	Recommended approval.
23.54.030.A.7	Medium spaces next to property line shall be 9' in width.	8'-5" wide along side property lines.	The overall bulk of the building has been reduced. The applicant will be meeting the intent of the code.	Recommended approval.

SUMMARY OF RECOMMENDATION

The recommendations summarized above were based on the plans submitted to DPD on December 29, 2004. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans submitted on December 29, 2004. After considering the site and context, public comments, the response to the design guideline priorities and reviewing the plans the Director recommends approval of the subject design with conditions, as well as the requested departures summarized above.

CONDITIONS - DESIGN REVIEW

Non-Appealable Conditions

- Any proposed changes to the exterior of the building or the site or must be submitted to DPD for review and approval by the Land Use Planner (Bryan Stevens, 684-5045). Any proposed changes to the improvements in the public right-of-way must be submitted to DPD and SDOT for review and for final approval by SDOT.
- Compliance with all images and text on the MUP drawings, design review meeting guidelines and approved design features and elements (including exterior materials, landscaping and ROW improvements) shall be verified by the DPD planner assigned to this project (Bryan Stevens, 684-5045), or by the Design Review Manager. An

appointment with the assigned Land Use Planner must be made at least (3) working days in advance of field inspection. The Land Use Planner will determine whether submission of revised plans is required to ensure that compliance has been achieved.

3. Embed all of these conditions in the cover sheet for the MUP permit and for all subsequent permits including updated MUP plans, and all building permit drawings.

Prior to Issuance of the Master Use Permit

4. Provide a horizontal element in front of the portion of the building containing the elevator shaft with the same width as the proposed fascia boards above the entry. This element is meant to help balance out the design composition of the street-facing façade. One way of accomplishing this would be to add an overhead arbor in front of the southern portion of the west façade which would line up with the roofline of the porch.

During Construction:

5. All changes to the exterior facades of the building and landscaping on site and in the ROW must be reviewed by the Land Use Planner prior to proceeding with any proposed changes.

Prior to Issuance of a Certificate of Occupancy:

6. Compliance with the approved design features and elements, including exterior materials, roof pitches, facade colors, landscaping and ROW improvements, shall be verified by the DPD Planner assigned to this project. Inspection appointments with the Planner (Bryan Stevens, ph.206-684-5045) must be made at least 3 working days in advance of the inspection.

Signature: _____ (signature on file) Date: March 17, 2005
Bryan Stevens
Land Use Planner

BCS:bg

I:\StevenB\Docs\Decisions\Design Review\Admin\DEC.2400071.doc